

## Request for Council Action

Originator Community Development	Item <b>Consideration of the approval of the Development Agreement, Lease, and Parking Development Agreement for the proposed Hennepin County District Court facility at Bloomington Civic Plaza</b>
Agenda Section Organizational	Date 9/12/2016
Description	

Attached are the Development Agreement, Lease, and Parking Development Agreement for the proposed Hennepin County District Court Facility at Bloomington Civic Plaza. The agreements have been developed, negotiated and reviewed by the Office of the Bloomington City Attorney, Bloomington Community Development Department, and officials from Hennepin County.

The purpose of the project is to provide residents in southern Hennepin County with access to district court services. Hennepin County provides District Courts services in Brooklyn Center and Minnetonka to serve residents in northern and western Hennepin County. If the District Court facility is not located at this site in Bloomington, court services for citizens who live and work in Bloomington, Edina, St. Louis Park, Richfield, and the Metropolitan Airports Commission will be moved to Downtown Minneapolis.

The City will own and lease the 36,000 sq. ft., two story facility to the County. The City will charge the County the actual cost of maintaining the space. A rate of \$10/sq. ft. will be charged the first year, and every successive year, the rate will be set based on the actual cost per square foot the previous year.

On November 2, 2015, the Bloomington City Council approved a Letter of Intent with Hennepin County to move forward with the preparation of the lease for the proposed court facility. City Council Study Meetings regarding the topic were held in June and July, and two open houses were held in August. Informational articles were published in 2016 in the Bloomington Briefing, two articles were published in the Bloomington Sun Current, and a segment about the project was completed for Bloomington Today cable television news program.

Bloomington Civic Plaza architect Duane Kell was retained as a consultant for the City to ensure that the design and location of the court facility is consistent with the architectural design and integrity of the Civic Plaza campus.

An independent parking study was completed by Alliant Engineering that projects adequate parking at Civic Plaza for the Civic Plaza users and the District Court facility. The City will retain and control all parking on the campus, and will allow court users to park in the lot immediately west of the proposed building, and court employees to park in a section of the City impound lot. These lots should adequately meet the parking demand of court users and court employees. Provisions are included in the agreements for the City and County to coordinate the scheduling of events at Civic Plaza. If unforeseen parking issues occur, the City and County will commission an independent parking study, determine mitigation procedures, and if necessary, direct the County to build a parking ramp.

If the agreements are approved, the project will be subject to the City of Bloomington development review and approval process. Construction would begin in late spring/early summer 2017, with project completion late summer/early fall 2018.

Item created by: Doug Grout and Amy Schmidt  
Presenter: Doug Grout and Amy Schmidt

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### Requested Action

Approval of the Development Agreement, Lease, and Parking Development Agreement for the Hennepin County District Court Facility at Bloomington Civic Plaza.

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### Attachments:

Development Agreement Part 1  
Development Agreement Part 2  
Development Agreement Part 3  
Development Agreement Part 4  
Development Agreement Part 5  
Lease Part 1  
Lease Part 2  
Parking Agreement